

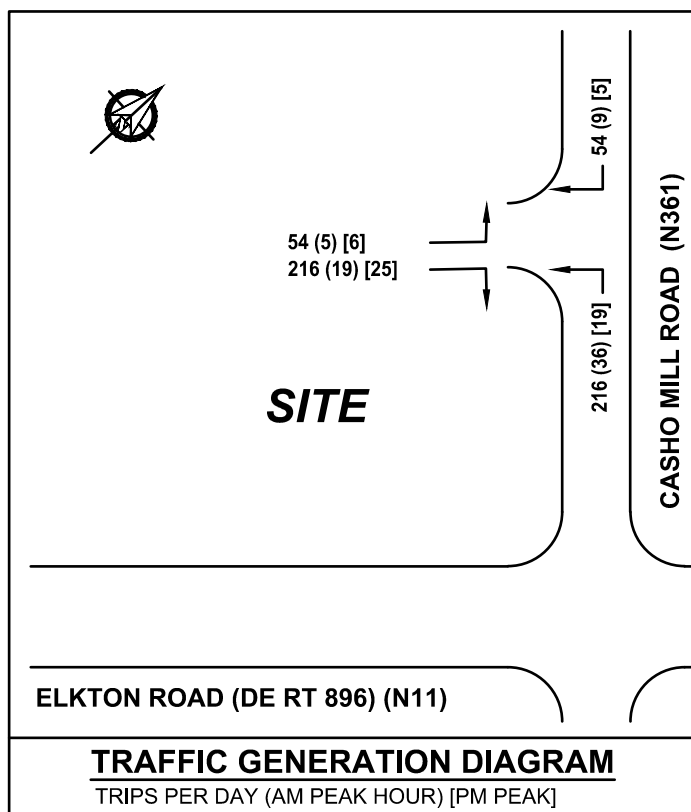
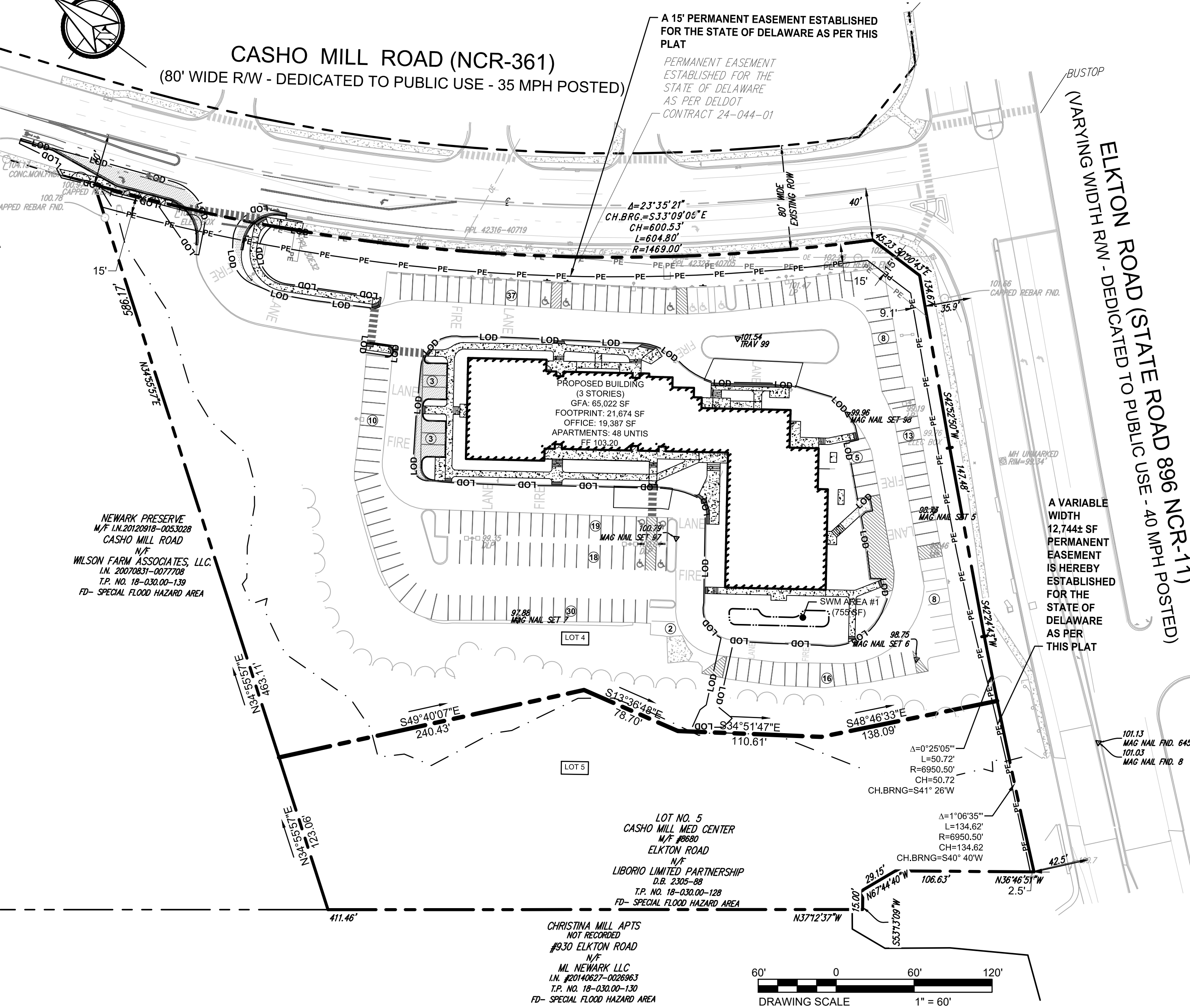
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEMOLISH AN EXISTING 34,279 SQUARE FOOT BUILDING ON TAX PARCEL, 18-030.00-127, TO CONSTRUCT A THREE-STORY MIXED-USE BUILDING WITH A 19,387 SQUARE FOOT OFFICE SPACE, AND 48 APARTMENT UNITS WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS, AND RESUBDIVIDE LOTS 4 & 5 FOR DEDICATION OF LOT 5 TO THE CITY OF NEWARK.
2. THIS PLAN SUPERSEDES THE CONSTRUCTION IMPROVEMENT PLAN CASHO MILL MEDICAL CENTER, RECORDED ON JUNE 10, 1987, IN THE OFFICE OF THE REGISTERED DEEDS, IN NEW CASTLE COUNTY, DELAWARE, IN MICROFILM NUMBER 18-030.00-127.
3. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS TAKEN FROM THE EXISTING CONDITIONS PLAN FOR PROPERTY KNOWN AS LOT 4 CASHO MILL MEDICAL CENTER, PREPARED BY TRANSITION ENGINEERING SURVEYING, DATED OCTOBER 27, 2017.
4. A FLOODPLAIN EXISTS ON THIS SITE PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 100030210K, EFFECTIVE JANUARY 22, 2020.
5. PER NEW CASTLE COUNTY PARCEL GIS MAPPING, THERE ARE WETLAND AREAS ON THE EXISTING DEVELOPED PARCEL SHOWN ON THIS PLAN. A WETLANDS REPORT HAS BEEN PREPARED BY DUFFIELD ASSOCIATES, DATED OCTOBER 3, 2019. NOTE THE WETLANDS HAVE BEEN DELINEATED BY SURVEY ON THE NORTHEASTERLY SIDE OF THE CREEK, HOWEVER WERE NOT SURVEYED ON THE SOUTHWESTERLY SIDE OF THE CREEK.
6. ACCORDING TO THE NEW CASTLE COUNTY WATER RESOURCE PROTECTION MAP 1 OF 3, DATED JANUARY 1993, AND REVISED MAY 2001, FEBRUARY 2006, DECEMBER 2011, AND MARCH 2017, THIS SITE DOES NOT LIE WITHIN A WATER RESOURCE PROTECTION AREA.
7. ACCORDING TO DATA COMPILED BY DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, 2006, THE SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA.
8. NO DEBRIS IS TO BE BURIED ON THIS SITE.
9. ALL FIRE LANES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC., SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE 2009 STATE FIRE PREVENTION REGULATIONS, (DSFPR PART V, CHAPTER 5), AND AS AMENDED.
10. STORMWATER MANAGEMENT, DRAINAGE, AND EROSION AND SEDIMENT CONTROL SHALL BE IN COMPLIANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE CITY OF NEWARK CODE.
11. THE LIMIT OF DISTURBANCE FOR THE SITE IS 54,081 SF.
12. DEVELOPER WILL RESTORE ANY EXISTING SIDEWALKS IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.
13. ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH STANDARD CONSTRUCTION DETAIL.
14. AS-BUILT PLANS AND CHECKLIST SHALL BE SUBMITTED TO THE CITY OF NEWARK PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
15. ALL HANDICAP PARKING STALLS, LOGOS, AND ACCESS AISLES SHALL BE MARKED WITH BLUE PAINT AND HATCHED ACCORDINGLY.
16. AN "APPROVAL TO CONSTRUCT" WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC HEALTH OFFICE OF DRINKING WATER. A COPY OF THE APPROVED PERMIT SHALL BE FURNISHED TO THE CITY PRIOR TO CIP APPROVAL.
17. OWNER "CASHO MILL MEDICAL CENTER" OF WASTEWATER COLLECTION AND CONVEYANCE SYSTEMS' PERMIT WILL BE REQUIRED AND SHALL BE FURNISHED TO THE CITY PRIOR TO CIP APPROVAL.
18. INDIVIDUAL WATER METERS WILL BE REQUIRED FOR EACH COMMERCIAL AND/OR RESIDENTIAL UNIT AND SHALL BE LOCATED IN ONE OR MORE CENTRALLY LOCATED METER ROOM(S) AS CLOSE AS POSSIBLE TO WHERE THE DOMESTIC MAIN ENTERS THE BUILDING. THE METER ROOM(S) SHALL BE READILY ACCESSIBLE TO THE CITY OF NEWARK. A 1/2" TURN LOCKING BALL VALVE SHALL BE LOCATED IMMEDIATELY ON BOTH SIDES OF EACH METER IN A METER BANK SETUP. THE DEVELOPER WILL BE RESPONSIBLE FOR THE COST OF THE METERS. THE CITY WILL DETERMINE THE SIZE OF THE METERS IN COORDINATION WITH THE DEVELOPER.
19. ALL WATER VALVES SHALL BE MUELLER UNLESS OTHERWISE APPROVED BY THE CITY OF NEWARK PUBLIC WORKS AND WATER RESOURCES DEPARTMENT.
20. ANY DAMAGE TO THE CITY STORM SEWER, WATER, OR SANITARY SEWER INFRASTRUCTURE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS AND WATER RESOURCES DEPARTMENT.
21. THE REQUIRED FIRE PROTECTION FLOW RATE(S) IS/ARE _____.
22. THE DEVELOPER SHALL TELETYPE ANY EXISTING SANITARY SEWER LATERALS TO BE RE-USED AND PROVIDE A COPY OF THE VIDEO TO THE CITY FOR REVIEW. THE CONDITION WILL BE EVALUATED TO DETERMINE THE SUITABILITY FOR REUSE.
23. THE CONDITION OF THE EXISTING DOWNSTREAM SANITARY MANHOLE, DOWNSTREAM OF THE BUILDINGS LATERAL, WILL NEED TO BE EVALUATED. IF THE CONDITIONS ARE UNSUITABLE THE MANHOLE WILL NEED TO BE REPLACED OR RESTORED ACCORDINGLY AT THE DEVELOPERS EXPENSE.
24. EXISTING UTILITIES ARE PRELIMINARY AND ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS.
25. THE PROPOSED OFFICE AND APARTMENT BUILDING SHALL BE FULLY PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
26. THE EXISTING BUILDING AND PORTIONS OF THE PAVEMENT SHALL BE DEMOLISHED. DEBRIS SHALL BE DISPOSED OF OFF-SITE.
27. NO TREES OVER 18 FEET IN HEIGHT WILL BE PLANTED UNDER EXISTING OR PROPOSED OVERHEAD UTILITY LINES.
28. MAINTENANCE OF THE PARKING AREA WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S). THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THIS AREA.
29. SITE SOILS CONSIST OF HATBORO CORDOUS (HW), CORDOUS SILT LOAM (CH) AND ELSINBORO-DELANCO-URBAN LAND COMPLEX (ERB) MARKED WITH THE CORRESPONDING WEB SOIL SURVEY FOR NEW CASTLE COUNTY, DELAWARE (DE003).
30. A TRAFFIC IMPACT STUDY IS NOT REQUIRED FOR THIS PROJECT. THE PROJECT QUALIFIES FOR THE DELDOT AREA-WIDE STUDY FEE, TO BE PAID ON A TRIP GENERATION BASIS, NET OF THE FEE GENERATED BY THE PRIOR USE.
31. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROL UP TO 30 DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN 30 CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO CITY OF NEWARK UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
32. AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.
33. THE BUILDING AND SITE PLAN ATTRIBUTES SHOWN ON THIS SUBDIVISION PLAN COMPLY WITH THE APPLICABLE SUBDIVISION AND ZONING CODE, RECORDING OF THIS PLAN IN THE OFFICE OF THE REGISTERED DEEDS, IN NEW CASTLE COUNTY, DELAWARE. RECORDER OF DEEDS DOES NOT ENSURE OR GUARANTEE CONSTRUCTIBILITY, COMPLETE BUILDING PERMIT APPLICATIONS AND SITE CONSTRUCTION IMPROVEMENTS PLANS, MEETING ALL APPLICABLE CITY, STATE AND FEDERAL CODE REGULATIONS, MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF NEWARK PRIOR TO OBTAINING BUILDING PERMITS. CHANGES TO THE SUBDIVISION PLAN MAY BE REQUIRED ARISING AT THE CONSTRUCTION IMPROVEMENTS PLAN STAGE OR BUILDING PERMIT STAGE, AND A RESUBDIVISION MAY BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
34. SHOULD THE NEW BUILDINGS DISRUPT THE CITY OF NEWARK SMART METER RADIO READ SYSTEM, THE DEVELOPER MUST PAY TO CORRECT THE PROBLEM.
35. THE EXISTING STORMWATER MANAGEMENT STONE LEVEL SPREADER ALONG THE WESTERN EGD OF THE PARKING LOT SHALL NOT BE DAMAGED OR OTHERWISE IMPACTED AS A RESULT OF THE PROPOSED DEVELOPMENT. ANY REQUIRED MAINTENANCE SHALL BE ADDRESSED PRIOR TO THE CERTIFICATE OF OCCUPANCY.

DELDOT RECORD/SITE PLAN GENERAL NOTES (LAST REVISED MARCH 18, 2019):

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE ACCEPTANCE OF THE STREETS. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
6. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
7. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
8. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAIDWAYS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
9. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
11. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROLS UP TO 30 DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT IF PLAN APPROVAL IS NOT RECEIVED WITHIN 30 CALENDAR DAYS. ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
12. THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG ELKTON ROAD (SR279, N11), WHICH HAS A FUNCTIONAL CLASSIFICATION OF PRINCIPAL ARTERIAL INTERSTATE INTERSTATE AS DEFINED BY THE STATE OF DELAWARE'S DEPARTMENT OF TRANSPORTATION. PER SECTION 3.6.1 OF THE DELDOT DEVELOPMENT COORDINATION MANUAL (DCM); IT IS THE DEVELOPERS RESPONSIBILITY TO EVALUATE NOISE LEVELS AND THEIR IMPACTS ON PROPOSED DEVELOPMENT. FOR PROJECTS ADJACENT TO EXISTING TRANSPORTATION FACILITIES WITH THIS FUNCTIONAL CLASSIFICATION, ROADWAYS WITH THIS CLASSIFICATION CAN BE EXPECTED TO GENERATE ELEVATED LEVELS OF ROAD AND TRAFFIC RELATED NOISE, SIMILAR TO WHAT CAN BE EXPECTED IN URBAN AREAS. A DETAILED NOISE ANALYSIS PER DCM 3.6.1 IS TYPICALLY RECOMMENDED TO HELP GAUGE THE ACTUAL IMPACTS THAT ROADWAY RELATED NOISE MAY HAVE ON VARIOUS POTENTIAL LAND USES (SUCH AS THOSE DESCRIBED IN DCM FIGURE 3.6.3.A, NOISE ABATEMENT CRITERIA). WITH THE INCLUSION OF THIS NOTE, THE DEVELOPER IS ACKNOWLEDGING THAT THE PROPOSED SITE AND/OR BUILDING LOCATION CAN BE EXPECTED TO EXCEED THE SPECIFIC MAXIMUM NOISE LEVELS FOR CERTAIN COMMERCIAL AND NON-RESIDENTIAL USES AS SHOWN IN DCM FIGURE 3.6.3.A. THE DEVELOPERS ANALYSIS AND REVIEW OF POTENTIAL NOISE MITIGATION MEASURES ARE SUPPORTED BY THE INFEASIBILITY OF APPLYING NOISE MITIGATION MEASURES, BASED ON ENGINEERING CONSIDERATIONS AND FACTORS THAT WOULD LIMIT THE ABILITY TO ACHIEVE SUBSTANTIAL NOISE REDUCTION, RELATED TO THE COMMERCIAL USE OF THE SITE AND/OR BUILDINGS. THIS ANALYSIS ACKNOWLEDGES THAT THE DECIBEL LEVEL FOR THIS PARCEL MAY EXCEED THE APPLICABLE LIMITS FOR SOME CURRENT OR FUTURE PROPOSED USES. THE USE OF THIS NOTE SIGNIFIES THE SUBDIVISION ENGINEERS CONCURRENCE WITH WAIVING THE DEVELOPERS COMPLETION OF A DETAILED NOISE STUDY AND SUBSEQUENT REVIEW OF RESULTING NOISE ABATEMENT FINDINGS OR MITIGATION MEASURES. ANY FUTURE FINDINGS RELATING TO EXISTING OR FUTURE NOISE LEVELS IMPACTING PROPOSED USES ON THIS SITE AND ALONG THIS EXISTING TRANSPORTATION FACILITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LAND OWNER OR BOTH.

MAJOR SUBDIVISION, SPECIAL USE PERMIT, AND COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT APARTMENTS & OFFICES 1501 CASHO MILL ROAD



ROAD TRAFFIC DATA			
N361 - CASHO MILL ROAD		TRAFFIC GROUP 3	
FUNCTIONAL CLASSIFICATION: MAJOR COLLECTOR		TRAFFIC GROUP 2	
POSTED SPEED LIMIT: 35 MPH		POSTED SPEED LIMIT: 40 MPH	
AADT = 13,029 TRIPS (FROM 2016 DELDOT TRAFFIC SUMMARY)		AADT = 27,700 TRIPS (FROM 2017 DELDOT TRAFFIC SUMMARY)	
10 YEAR PROJECTED AADT = 13,029 X 1.10 = 14,332 TRIPS		10 YEAR PROJECTED AADT = 27,700 X 1.10 = 30,470 TRIPS	
10 YEAR PROJECTED AADT + SITE ADT (+269) = 14,603 TRIPS		10 YEAR PROJECTED AADT + SITE ADT (+269) = 30,739 TRIPS	
DIRECTIONAL SPLIT = 50% / 50%		DIRECTIONAL SPLIT = 50% / 50%	
PEAK HOUR = 10.32% X 14,603 = 1,511 TRIPS		PEAK HOUR = 10.00% X 30,739 = 3,048 TRIPS	
6.22% TRUCKS & BUSES X 1,511 = 85		6.22% TRUCKS & BUSES X 3,048 = 190	
* BASED ON ROUTE TO ENTRANCE AND NET NEW TRIPS		* BASED ON ROUTE TO ENTRANCE AND NET NEW TRIPS	
SITE TRIPS GENERATED			
SOURCES: ITE TRIP GENERATION MANUAL 10th EDITION			
ENTRANCES: CASHO MILL RD. (N361): 100% TRAFFIC			
LUC 710	19,387 SF GENERAL OFFICE	LUC 220	48 UNIT APARTMENT
	19,387 SF @ 0.10 (19,387) + 2.5 = 217		48 UNITS @ 7.56 (48) -40.86 = 323
TOTAL NEW TRIPS: = 540 TRIPS		TOTAL NEW TRIPS: = 540 TRIPS	
LUC 720	24,279 SF MEDICAL OFFICE (EXISTING)		
	24,279 SF @ 38.42 (24,279) - 87.62 = 846 TRIPS		
TOTAL NET ADT: = -306 TRIPS		TOTAL NET ADT: = -306 TRIPS	
TOTAL ADT:		TOTAL ADT:	
PEAK AM:	540 TRIPS	IN:	OUT:
PEAK PM:	69 TRIPS	45	24
	55 TRIPS	25	31
DIRECTIONAL DISTRIBUTION:		DIRECTIONAL DISTRIBUTION:	
80% TO/FROM SOUTH		80% TO/FROM SOUTH	
20% TO/FROM NORTH		20% TO/FROM NORTH	

PROPOSED BUILDING BREAKDOWN:			
BUILDING FOOTPRINT: 21,674 SF			
NO. OF STORIES: 3			
BUILDING HEIGHT: 35 FEET			
TOTAL BUILDING (GFA): 65,022 SF			
FLOOR	OFFICE	APARTMENTS	
1ST FLOOR	19,387 SF	2 UNITS	
2ND FLOOR	N/A	23 UNITS	
3RD FLOOR	N/A	23 UNITS	
TOTAL:	19,387 SF	48 UNITS	

CERTIFICATION OF OWNERSHIP

I, LOU RAMUNO, HEREBY CERTIFY THAT LIBORIO LP, IS THE OWNER OF TAX PARCEL NUMBER 18-030.00-127 WHICH IS SUBJECT OF THIS PLAN AND THAT THIS PLAN IS MADE AT ITS DIRECTION AND THAT I HAVE REVIEWED THE SAME TO BE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION AND LAND REGULATIONS OF THE CITY OF NEWARK, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

DATE: MAY 24, 2021
LIBORIO LP

CERTIFICATION OF ACCURACY

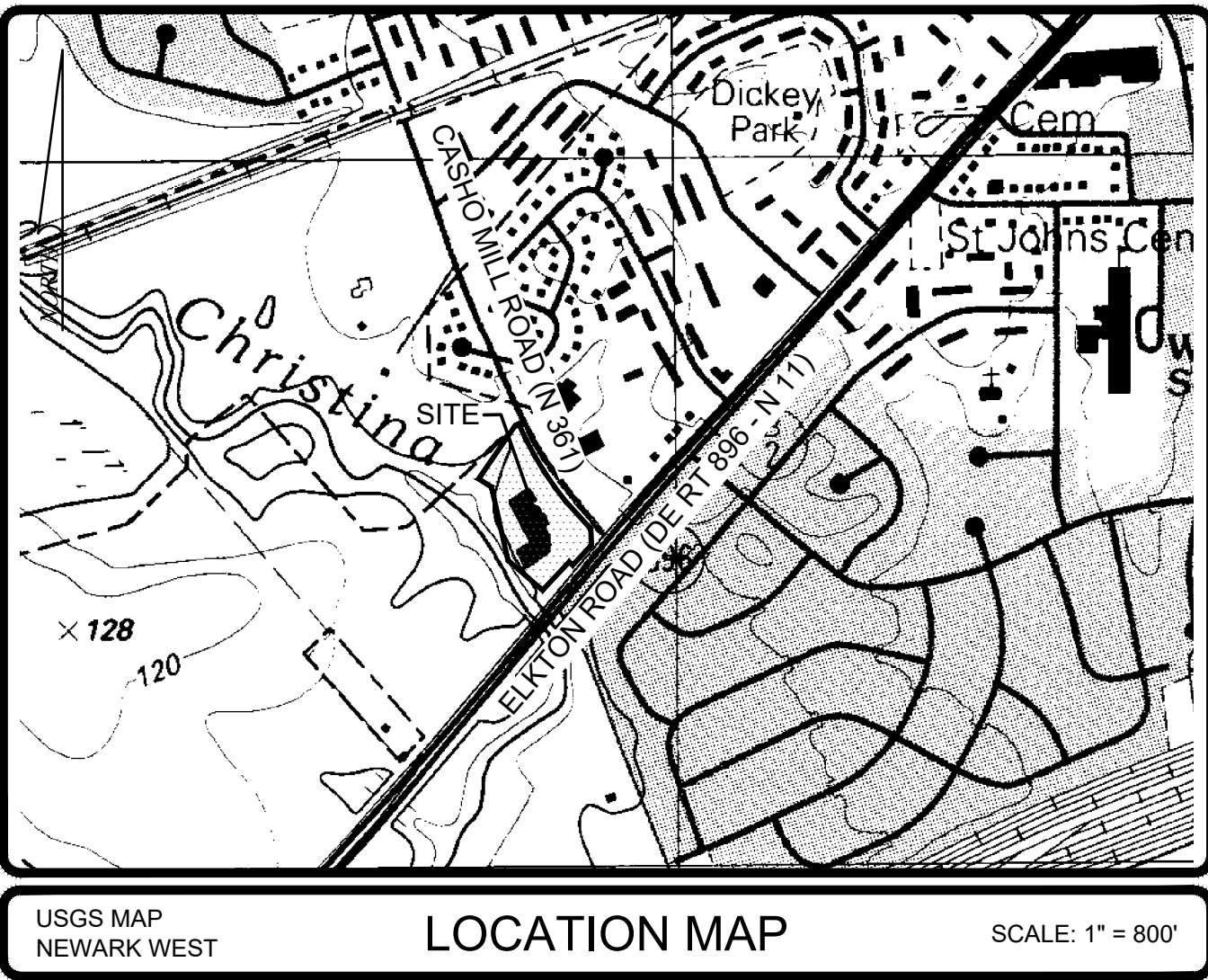
I, SCOTT H. PARKER, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE, AND THAT THE INFORMATION ON THIS PLAN, OTHER THAN THE BOUNDARY AND TOPOGRAPHIC INFORMATION, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE CITY OF NEWARK.

DATE: MAY 24, 2021
SCOTT H. PARKER, P.E.
REGISTRATION # 21750

CERTIFICATION OF ACCURACY

I, JOHN J. TRAYNOR III, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE CITY OF NEWARK. THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN.

DATE: JANUARY 11, 2021
JOHN J. TRAYNOR III, P.E.
REGISTRATION # 558-05050



SITE DATA:		17-11-05	
1. CITY OF NEWARK PROJECT NO:	17-11-05	(LOT 4) 18-030.00-127	(LOT 5) 18-030.00-128
2. TAX PARCEL NO.:	(LOT 4) 18-030.00-127	(LOT 5) 18-030.00-128	
3. SITE ADDRESS:	1501 CASHO MILL ROAD NEWARK, DE 19711	1501 CASHO MILL ROAD NEWARK, DE 19711	
4. OWNER/ DEVELOPER:	LIBORIO LP 903 N. FRENCH ST. WILMINGTON, DE 19801	LIBORIO LP 903 N. FRENCH ST. WILMINGTON, DE 19801	
5. SOURCE OF TITLE:	IN 20110601-0026976	MF: 8680	
6. EXISTING ZONING:	BLR (LIMITED BUSINESS RESIDENTIAL)	BLR	
7. BENCHMARK / DATUM:	NAD 83/88 NAVD 1988		
8. INVESTMENT AREA LEVEL:	LEVEL 1		
9. TID:	THIS SITE IS NOT LOCATED WITHIN A TRANSPORTATION IMPROVEMENT DISTRICT.		
10. SITE ACREAGE:	EXISTING: 4.5475 AC ± PROPOSED: 5.0247 AC ±	2.2264 AC ± 1.7492 AC ±	
11. EXISTING MONUMENTS:	2 PERMANENT MONUMENT MARKERS (CAPPED REBAR)		
PROPOSED MONUMENTS:	5 PERMANENT MONUMENT MARKERS (AS SHOWN)		
12. DISTRICT BULK STANDARDS:	MIN. LOT AREA: 3,000 SF MIN. LOT WIDTH: 75 FT MIN. STREET YARD SETBACK: 20 FT MIN. SIDE YARD SETBACK: 25 FT MIN. REAR YARD SETBACK: 15 FT MIN 25 FT AGGREGATE MAX. BUILDING: 35 FT	EXISTING BUILDINGS: 24,279 S.F. ± (0.5574 AC) (12.3%) EXISTING OTHER IMPERVIOUS: 85,502 S.F. ± (1.9481 AC) (40.6%) EXISTING RIVER: 1,238 S.F. ± (0.0284 AC) (0.6%) EXISTING OPEN SPACE: 65,963 S.F. ± (1.5143 AC) (33.3%) EXISTING WOODS: 26,105 S.F. ± (0.5993 AC) (13.2%) TOTAL: 198,087 S.F. ± (4.5475 AC)	PROPOSED BUILDINGS: 21,674 S.F. ± (0.4976 AC) (9.9%) PROPOSED OTHER IMPERVIOUS: 85,502 S.F. ± (1.9481 AC) (40.6%) PROPOSED RIVER: 1,238 S.F. ± (0.0284 AC) (0.6%) PROPOSED OPEN SPACE: 74,614 S.F. ± (1.7129 AC) (34.1%) PROPOSED WOODS: 35,489 S.F. ± (0.8143 AC) (18.2%) TOTAL: 218,876 S.F. ± (5.0247 AC)
13. AREA CALCULATIONS:	(LOT 4) 18-030.00-127	EXISTING BUILDINGS: 24,279 S.F. ± (0.5574 AC) (12.3%) EXISTING OTHER IMPERVIOUS: 85,502 S.F. ± (1.9481 AC) (40.6%) EXISTING RIVER: 1,238 S.F. ± (0.0284 AC) (0.6%) EXISTING OPEN SPACE: 65,963 S.F. ± (1.5143 AC) (33.3%) EXISTING WOODS: 26,105 S.F. ± (0.5993 AC) (13.2%) TOTAL: 198,087 S.F. ± (4.5475 AC)	PROPOSED BUILDINGS: 21,674 S.F. ± (0.4976 AC) (9.9%) PROPOSED OTHER IMPERVIOUS: 85,502 S.F. ± (1.9481 AC) (40.6%) PROPOSED RIVER: 1,238 S.F. ± (0.0284 AC) (0.6%) PROPOSED OPEN SPACE: 74,614 S.F. ± (1.7129 AC) (34.1%) PROPOSED WOODS: 35,489 S.F. ± (0.8143 AC) (18.2%) TOTAL: 218,876 S.F. ± (5.0247 AC)
14. AREA CALCULATIONS:	(LOT 5) 18-030.00-128	EXISTING BUILDINGS: 24,279 S.F. ± (0.5574 AC) (12.3%) EXISTING OTHER IMPERVIOUS: 85,502 S.F. ± (1.9481 AC) (40.6%) EXISTING RIVER: 1,238 S.F. ± (0.0284 AC) (0.6%) EXISTING OPEN SPACE: 65,963 S.F. ± (1.5143 AC) (33.3%) EXISTING WOODS: 26,105 S.F. ± (0.5993 AC) (13.2%) TOTAL: 198,087 S.F. ± (4.5475 AC)	PROPOSED BUILDINGS: 21,674 S.F. ± (0.4976 AC) (9.9%) PROPOSED OTHER IMPERVIOUS: 85,502 S.F. ± (1.9481 AC) (40.6%) PROPOSED RIVER: 1,238 S.F. ± (0.0284 AC) (0.6%) PROPOSED OPEN SPACE: 74,614 S.F. ± (1.7129 AC) (34.1%) PROPOSED WOODS: 35,489 S.F. ± (0.8143 AC) (18.2%) TOTAL: 218,876 S.F. ± (5.0247 AC)
15. GROSS FLOOR AREA (GFA):	EXISTING: 24,279 S.F. PROPOSED: 65,022 S.F.	EXISTING: 24,279 S.F. PROPOSED: 65,022 S.F.	
16. PARKING RATIONALE:	EXISTING: =153 SPACES REQUIRED: 19,387 S.F. @ 1 PER 300 SF = 65 SPACES APARTMENTS: 48 UNITS @ 2 PER UNIT = 96 SPACES TOTAL = 161 SPACES	PROPOSED: =172 SPACES W/ 10 HANDICAP SPACES	
17. BICYCLE PARKING:	REQUIRED: 1 SPACE / 5 PARKING SPACES = 34 BICYCLE SPACES PROPOSED: 34 SPACES		
18. PROPOSED SANITARY SEWER: CITY OF NEWARK	SANITARY SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPT.		
19. PROPOSED WATER SUPPLY: CITY OF NEWARK	WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.		
20. PROPOSED ELECTRIC: CITY OF NEWARK	ELECTRIC SUPPLY IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK ELECTRIC DEPARTMENT.		

CERTIFICATION OF ACCURACY AND SUBDIVISION PLAN APPROVAL

IT IS HEREBY CERTIFIED THAT THIS SPECIAL USE PERMIT PLAN WAS GRANTED APPROVAL BY THE COUNCIL OF THE CITY OF NEWARK, DELAWARE ON _____

APPROVED: _____ DATE: _____ BY: PLANNING DIRECTOR

APPROVED: _____ DATE: _____ BY: CITY SECRETARY

APPROVED: _____ DATE: _____ BY: CITY MANAGER

DATE: 22 MARCH 2019

SCALE: 1" = 60'

PROJECT NO. 11561.CA

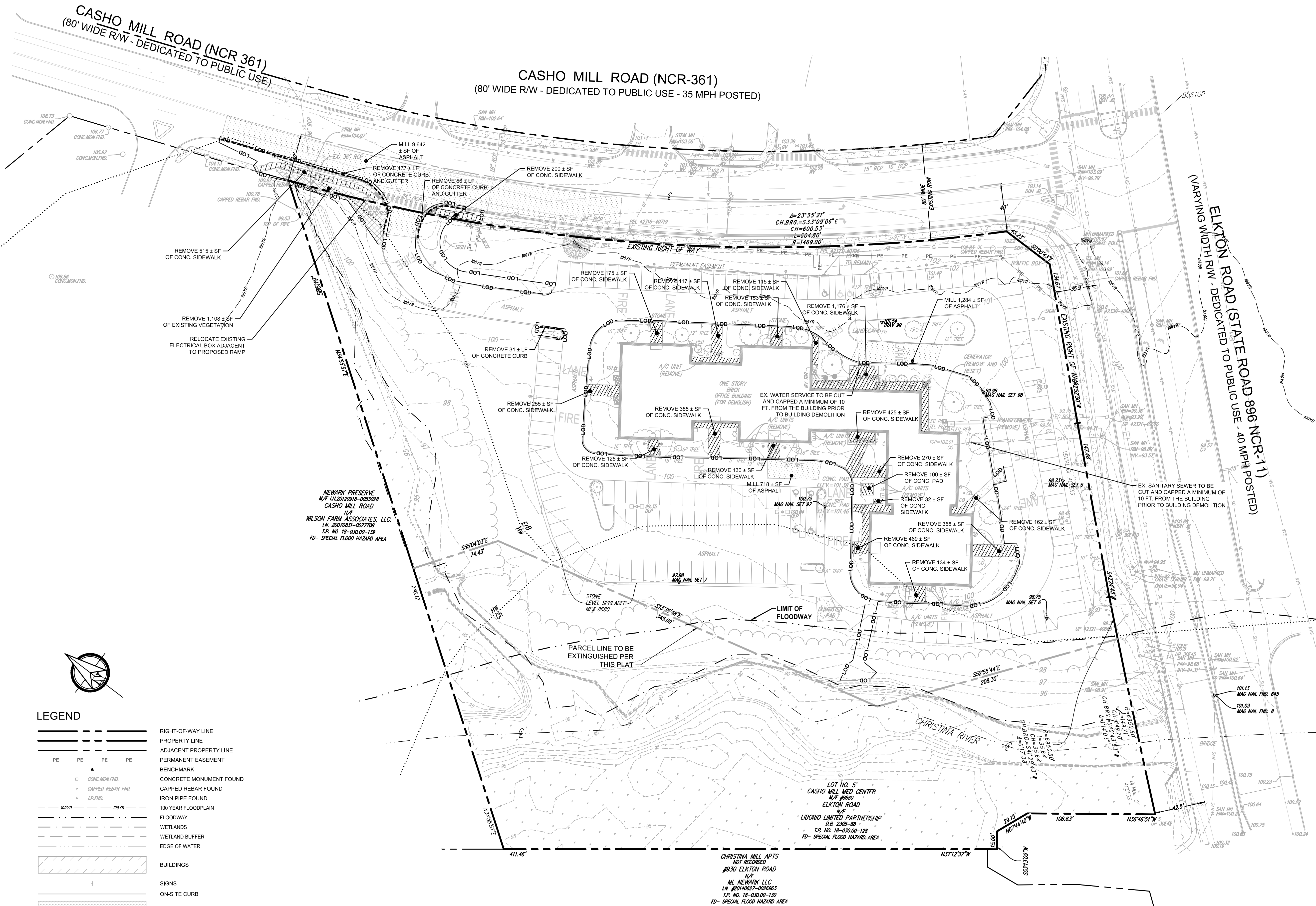
SHEET: 1 (OF 5)

PROJECT NO. 17-11-05

DUFFIELD ASSOCIATES
Soil, Water & the Environment
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
FAX: 302.239.8485
OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFNET.COM
E-MAIL: DUFFIELD@DUFFNET.COM



MAJOR SUBDIVISION, SPECIAL USE PERMIT, AND COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT APARTMENTS & OFFICES 1501 CASHO MILL ROAD CITY OF NEWARK ~ NEW CASTLE COUNTY ~ DELAWARE INDEX SHEET



LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PERMANENT EASEMENT
- BENCHMARK
- CONCRETE MONUMENT FOUND
- CAPPED REBAR FOUND
- IRON PIPE FOUND
- 100 YEAR FLOODPLAIN
- FLOODWAY
- WETLANDS
- WETLAND BUFFER
- EDGE OF WATER
- BUILDINGS
- SGNS
- ON-SITE CURB
- ON-SITE ASPHALT
- ON-SITE CONCRETE
- ON-SITE GRAVEL
- ON-SITE STRIPING
- OFF-SITE SOLID STRIPING
- NATURAL GAS LINE
- EXISTING WETLANDS

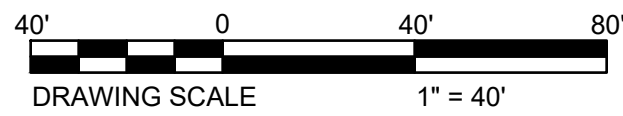
DUFFIELD ASSOCIATES
Soil, Water & the Environment
4500 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
FAX: 302.239.8485
OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFIELD.COM
E-MAIL: DUFFIELD@DUFFIELD.COM

CHECKED BY: MKS/SHIP
DESIGNED BY: SHIP
FILE NAME: 11561.CA-RD
DRAWN BY: SHIP
SCOTT H. PARKER, P.E.
Professional Engineer
05/24/2021
STATE OF DELAWARE

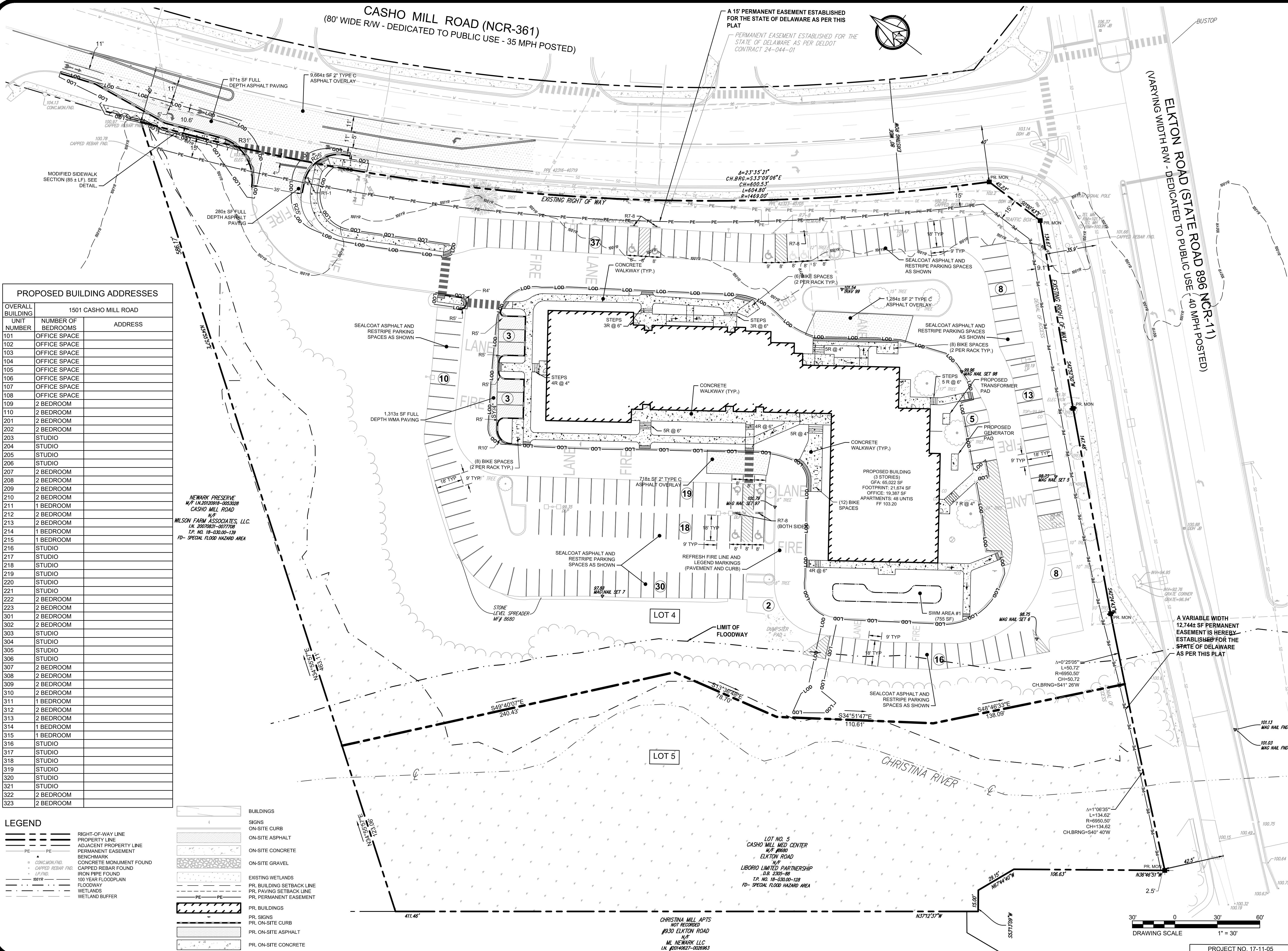
NO.	REVISION	REVISION
1	PER DELDOT COMMENTS	
2	REVISED PER CITY OF NEWARK COMMENTS DATED JULY 22, 2019	
3	REVISED PER CITY OF NEWARK COMMENTS DATED MAY 15, 2020 & NEW BLDG FOOTPRINT	
4	REVISED PER CITY OF NEWARK COMMENTS DATED FEBRUARY 9, 2021	

MAJOR SUBDIVISION, SPECIAL USE PERMIT, AND COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT
EXISTING FEATURES / DEMO PLAN
APARTMENTS & OFFICES
1501 CASHO MILL ROAD
CITY OF NEWARK ~ NEW CASTLE COUNTY ~ DELAWARE

DATE: 22 MARCH 2019
SCALE: 1" = 40'
PROJECT NO. 11561.CA
SHEET: 2 (OF 5)



PROJECT NO. 17-11-05



PROPOSED BUILDING ADDRESSES

OVERALL BUILDING UNIT NUMBER	1501 CASHO MILL ROAD	NUMBER OF BEDROOMS	ADDRESS
101	OFFICE SPACE		
102	OFFICE SPACE		
103	OFFICE SPACE		
104	OFFICE SPACE		
105	OFFICE SPACE		
106	OFFICE SPACE		
107	OFFICE SPACE		
108	OFFICE SPACE		
109	2 BEDROOM		
110	2 BEDROOM		
201	2 BEDROOM		
202	2 BEDROOM		
203	STUDIO		
204	STUDIO		
205	STUDIO		
206	STUDIO		
207	2 BEDROOM		
208	2 BEDROOM		
209	2 BEDROOM		
210	2 BEDROOM		
211	1 BEDROOM		
212	2 BEDROOM		
213	2 BEDROOM		
214	1 BEDROOM		
215	1 BEDROOM		
216	STUDIO		
217	STUDIO		
218	STUDIO		
219	STUDIO		
220	STUDIO		
221	STUDIO		
222	2 BEDROOM		
223	2 BEDROOM		
301	2 BEDROOM		
302	2 BEDROOM		
303	STUDIO		
304	STUDIO		
305	STUDIO		
306	STUDIO		
307	2 BEDROOM		
308	2 BEDROOM		
309	2 BEDROOM		
310	2 BEDROOM		
311	1 BEDROOM		
312	2 BEDROOM		
313	2 BEDROOM		
314	1 BEDROOM		
315	1 BEDROOM		
316	STUDIO		
317	STUDIO		
318	STUDIO		
319	STUDIO		
320	STUDIO		
321	STUDIO		
322	2 BEDROOM		
323	2 BEDROOM		

LEGEND

	RIGHT-OF-WAY LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PERMANENT EASEMENT
	BENCHMARK
	CONCRETE MONUMENT FOUND
	CAPPED REBAR FOUND
	IRON PIPE FOUND
	100 YEAR FLOODPLAIN
	FLOODWAY
	WETLANDS
	WETLAND BUFFER
	BUILDINGS
	ON-SITE CURB
	ON-SITE ASPHALT
	ON-SITE CONCRETE
	ON-SITE GRAVEL
	EXISTING WETLANDS
	PR. BUILDING SETBACK LINE
	PR. PAVING SETBACK LINE
	PR. PERMANENT EASEMENT
	PR. BUILDINGS
	PR. SIGNS
	PR. ON-SITE CURB
	PR. ON-SITE ASPHALT
	PR. ON-SITE CONCRETE

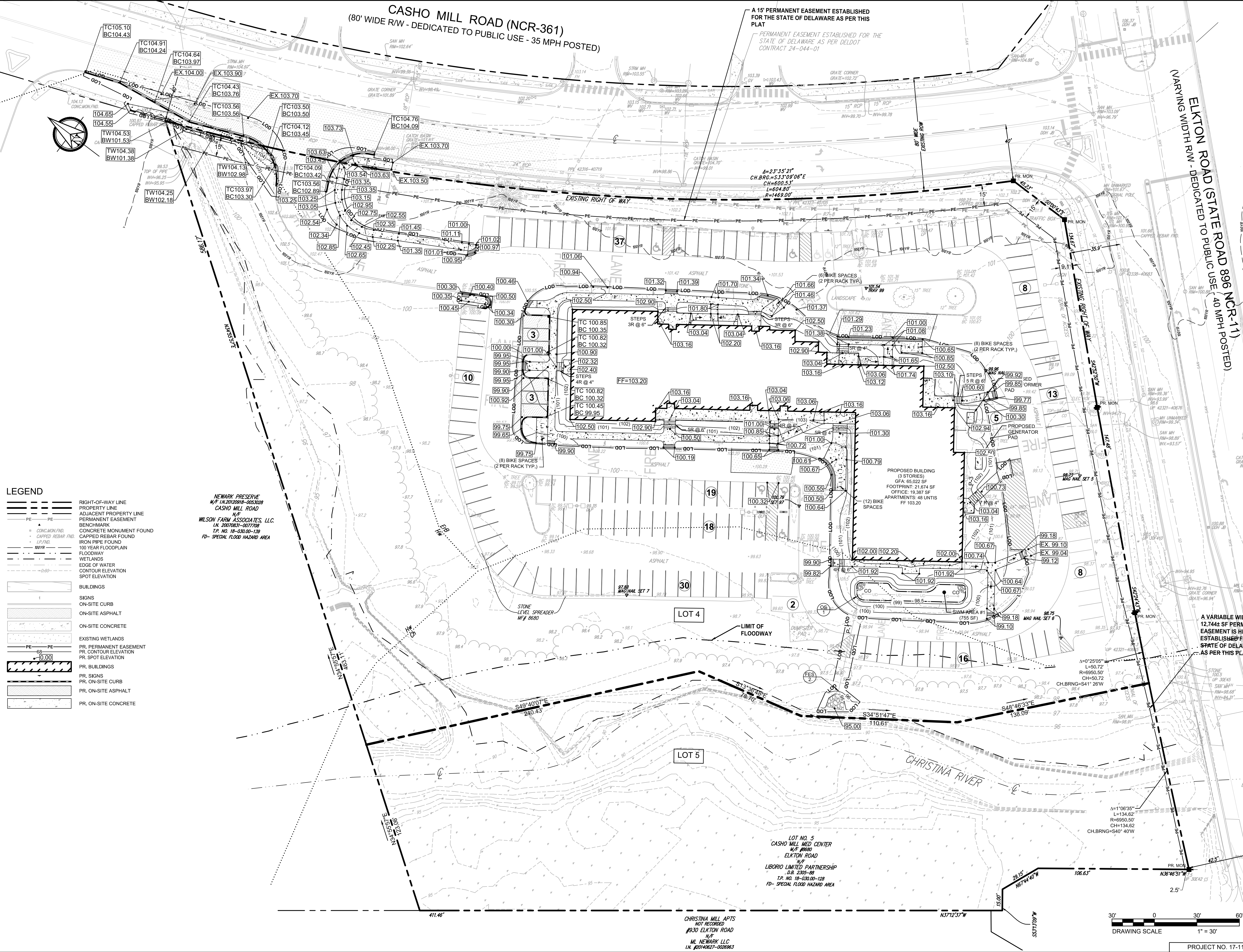
DUFFIELD ASSOCIATES
Soil, Water & the Environment
4500 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
FAX: 302.239.8485
OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFIELD.NET
E-MAIL: DUFFIELD@DUFFIELD.NET

CHECKED BY: MIK SHIP
DESIGNED BY: SHIP
FILE NAME: 11561.CA-RD
DRAWN BY: SHIP
SCOTT H. PARKER, P.E.
Professional Engineer
05/24/2021
STATE OF DELAWARE

NO.	REVISION	REVISION
1	PER DELDOT COMMENTS	
2	REVISED PER CITY OF NEWARK COMMENTS	
3	REVISED PER CITY OF NEWARK COMMENTS	
4	DATED MAY 15, 2020 & NEW BLDG FOOTPRINT	
	DATED FEBRUARY 9, 2021	

MAJOR SUBDIVISION, SPECIAL USE PERMIT, AND COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT
SITE PLAN
APARTMENTS & OFFICES
1501 CASHO MILL ROAD
CITY OF NEWARK ~ NEW CASTLE COUNTY ~ DELAWARE

DATE: 22 MARCH 2019
SCALE: 1" = 30'
PROJECT NO. 11561.CA
SHEET: 3 (OF 5)



- LEGEND**
- RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - PERMANENT EASEMENT
 - BENCHMARK
 - CONCRETE MONUMENT FOUND
 - CAPPED REBAR FOUND
 - IRON PIPE FOUND
 - 100-YEAR FLOODPLAIN
 - FLOODWAY
 - WETLANDS
 - EDGE OF WATER
 - CONTOUR ELEVATION
 - SPOT ELEVATION
 - BUILDINGS
 - SIGNS
 - ON-SITE CURB
 - ON-SITE ASPHALT
 - ON-SITE CONCRETE
 - EXISTING WETLANDS
 - PR. PERMANENT EASEMENT
 - PR. CONTOUR ELEVATION
 - PR. SPOT ELEVATION
 - PR. BUILDINGS
 - PR. SIGNS
 - PR. ON-SITE CURB
 - PR. ON-SITE ASPHALT
 - PR. ON-SITE CONCRETE
- NEWARK PRESERVE**
N/P UN20120918-0053028
CASHO MILL ROAD
N/P
WILSON FARM ASSOCIATES, LLC
LN 20070831-0077708
T.P. NO. 18-030.00-130
FD - SPECIAL FLOOD HAZARD AREA

DUFFIELD ASSOCIATES
Soil, Water & the Environment
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
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OFFICES IN DELAWARE, MARYLAND,
PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFIELD.COM
E-MAIL: DUFFIELD@DUFFIELD.COM

CHECKED BY:	DESIGNED BY:	CHECKED BY:	DESIGNED BY:
DATE:	DATE:	DATE:	DATE:
FILE NAME:	FILE NAME:	FILE NAME:	FILE NAME:
11561.CA-CD	11561.CA-CD	11561.CA-CD	11561.CA-CD

REVISION	REVISION	REVISION	REVISION
1	PER DELDOT COMMENTS	1	PER DELDOT COMMENTS
2	REVISED PER CITY OF NEWARK COMMENTS	2	REVISED PER CITY OF NEWARK COMMENTS
3	DATED JULY 22, 2019	3	DATED JULY 22, 2019
4	REVISED PER CITY OF NEWARK COMMENTS	4	REVISED PER CITY OF NEWARK COMMENTS
5	DATED MAY 15, 2020 & NEW BLDG FOOTPRINT	5	DATED MAY 15, 2020 & NEW BLDG FOOTPRINT
6	DATED FEBRUARY 9, 2021	6	DATED FEBRUARY 9, 2021

OWNER:	OWNER:	OWNER:	OWNER:
DATE:	DATE:	DATE:	DATE:
FILE NAME:	FILE NAME:	FILE NAME:	FILE NAME:
11561.CA-CD	11561.CA-CD	11561.CA-CD	11561.CA-CD

**MAJOR SUBDIVISION, SPECIAL USE PERMIT, AND
COMPREHENSIVE DEVELOPMENT
PLAN AMENDMENT**

GRADING PLAN

**APARTMENTS & OFFICES
1501 CASHO MILL ROAD**

CITY OF NEWARK ~ NEW CASTLE COUNTY ~ DELAWARE

DATE: 22 MARCH 2019
SCALE: 1" = 30'
PROJECT NO. 11561.CA
SHEET: 4 (OF 5)

DRAWING SCALE
1" = 30'

PROJECT NO. 17-11-05

